

AMENDED IN ASSEMBLY APRIL 1, 2002

CALIFORNIA LEGISLATURE—2001–02 REGULAR SESSION

ASSEMBLY BILL

No. 2079

Introduced by Assembly Member Jackson

February 19, 2002

An act to amend ~~Section~~ *Sections 798.8 and 798.30* of the Civil Code, relating to mobilehomes.

LEGISLATIVE COUNSEL'S DIGEST

AB 2079, as amended, Jackson. Mobilehomes: new tenancies: rent increases.

Existing law, the Mobilehome Residency Law, requires management to give a homeowner in a mobilehome park written notice of any increase in his or her rent at least 90 days before the date of the increase. Existing law requires an escrow, sale, or transfer agreement involving a mobilehome located in a park at the time of the sale, where the mobilehome is to remain in the park, to contain a copy of either a fully executed rental agreement or a statement signed by the park's management and the prospective homeowner that they have agreed to the terms and conditions of a rental agreement. *Existing law defines rental agreement for the purposes of the Mobilehome Residency Law.*

This bill would *require rental agreements offered to prospective homeowners to conform to the requirements for rental agreements offered to homeowners. The bill would* prohibit the management of a mobilehome park, upon the commencement of a new tenancy following the sale of a mobilehome to remain in the park, from increasing the space rent if the rent on that space has been increased by management within the preceding 12 months.

Vote: majority. Appropriation: no. Fiscal committee: no.
State-mandated local program: no.

The people of the State of California do enact as follows:

1 SECTION 1. *Section 798.8 of the Civil Code is amended to*
2 *read:*

3 798.8. “Rental agreement” is an agreement between the
4 management and the homeowner establishing the terms and
5 conditions of a park tenancy. A lease is a rental agreement. *Rental*
6 *agreements offered to prospective homeowners shall conform to*
7 *the requirements for rental agreements offered to homeowners.*

8 SEC. 2. Section 798.30 of the Civil Code is amended to read:

9 798.30. (a) The management shall give a homeowner written
10 notice of any increase in his or her rent at least 90 days before the
11 date of the increase.

12 (b) Upon the commencement of a new tenancy following the
13 sale of a mobilehome to remain in the park, the management may
14 not increase the space rent if the rent on that space has been
15 increased by management within the preceding 12 months.

